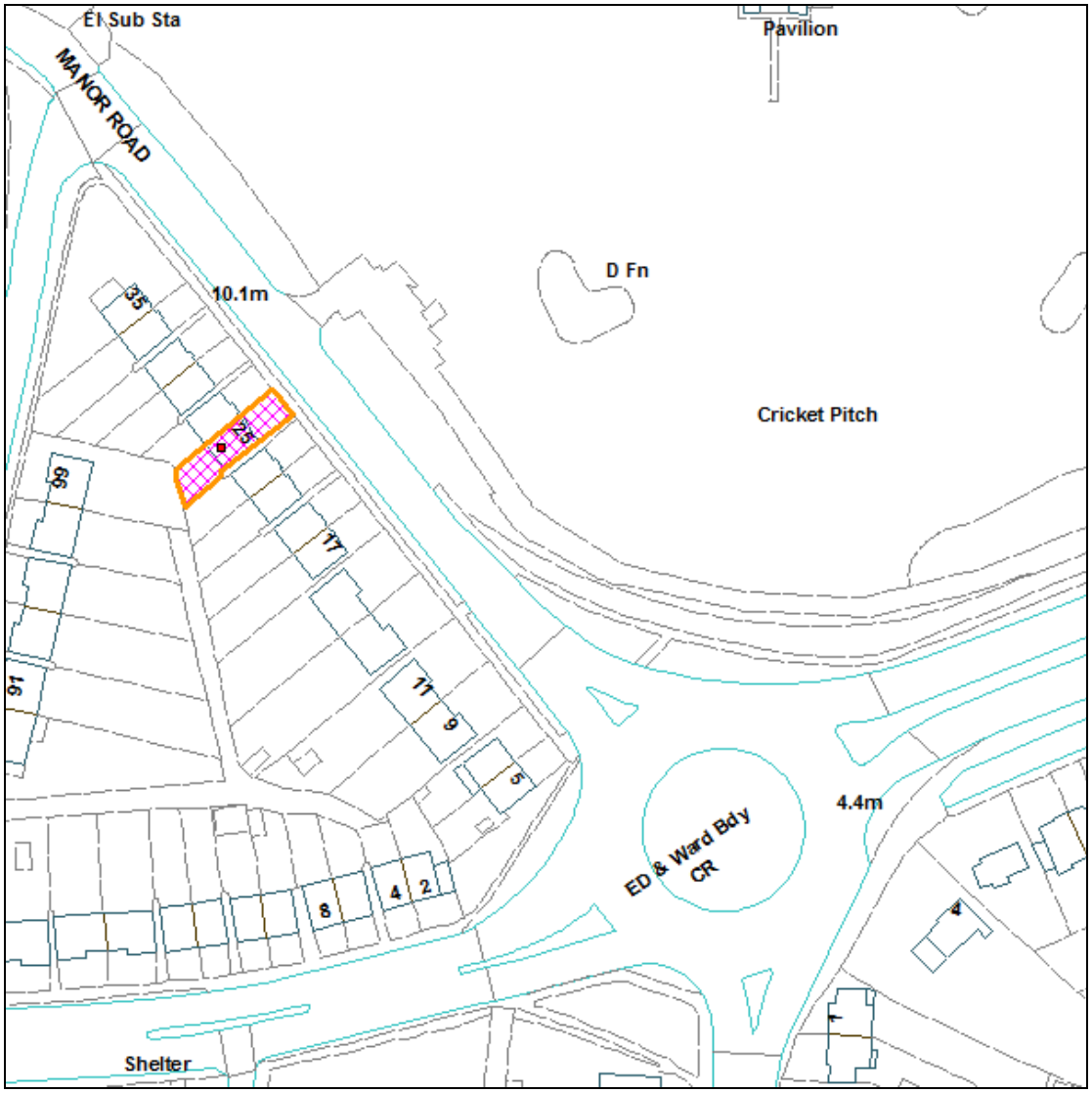
**Application Number: AWDM/0552/19** **Recommendation – APPROVE**

**Site:** **25 Manor Road, Lancing, BN15 0PH**

**Proposal:** **Provision of access ramp and handrails**

Applicant: Mrs Gillian Lowe Ward: Manor
Case Officer: Eve Hearsey




**Not to Scale**

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This application is presented to the Committee as it has been submitted by Adur District Council with regard to a Home Improvement Assistance Grant.

**Proposal, Site and Surroundings:**

The proposal seeks permission to provide a ramp with a platform directly from the front door, then down to meet with the existing drive hardstanding area. The ramp will be positioned within the confines of the existing dwelling. Railings will also be supplied on the outside edges of the ramp

The application site relates to a semi-detached dwelling located on the south west side of Manor Road, Lancing, opposite Lancing Manor Park.

**Relevant Planning History:**

None

**Consultations:**

None undertaken

**Representations:**

**Lancing Parish Council**

No comment

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017
'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)

**Relevant Legislation**

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

**Planning Assessment**

***Principle***

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

***Visual amenity***

The proposed ramp is contained within the site frontage totally within the existing hardstanding area. The platform will be directly outside of the front door, and the ramp is purely to provide an incline to combat the step up to the front door, and its purpose is purely for ease of access for wheelchair use.

The ramp and platform together with the railings will not compromise the visual amenities of the locality.

***Residential amenity***

It is not considered that the access ramp, platform and railings will have any material effect on the residential amenities of neighbouring properties.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit

1st July 2019